Sugar Hill Rezoning EIS
CHAPTER 15: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth, although this could be an issue only in limited areas of Staten Island and perhaps Queens, since in most areas of New York City infrastructure is already in place and its improvement or expansion is usually proposed only to serve existing or expected users.

The Proposed Action would facilitate construction of an approximately 169,333 gsf 13-story mixed-use building (140,934 zsf, excluding parking and mechanical deductions) on the Proposed Development Site. The Proposed Development would include: approximately 124 residential units, all of which would be affordable; an approximately 18,036 sf Faith Ringgold Children's Museum of Art and Storytelling; a 12,196 sf day care facility and early childhood center for approximately 100 children; 2,350 sf of non-profit program and office space; and a 114-space below-grade accessory parking garage.

The Proposed Action would result in more intensive land use on the Proposed Development Site (generating new residents, daily workers, and visitors). However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas. The projected increase in residential population resulting from the Proposed Development may increase the demand for neighborhood services, but given the modest scale of the new development, which would occur on a single site, such increased demand would be minimal. The Proposed Action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the Proposed Development Site and operation of the Proposed Development after its completion.

While the Proposed Development would contribute to growth in the city and state economies, it would not induce additional notable growth outside the Proposed Development Site. The level of development in the area surrounding the site is controlled by zoning, and as such the proposed project would not actually "induce" new growth in the study area. Rather, the proposed project would reflect and complement current development patterns in this section of Harlem. The proposed project would improve existing infrastructure on and around the development site, including new sidewalks and connections to water, stormwater, and sewer lines. However, the infrastructure in the study area is already well developed, and improvements associated with the proposed project would not induce additional growth.